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ARTICLE I. GENERAL PROVISIONS

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550.10. Purpose.

The industrial districts are established to provide locations for industrial land uses engaged in production, processing, assembly, manufacturing, packaging, wholesaling, warehousing or distribution of goods and materials. Regulations for the industrial districts are established to promote industrial development and to maintain and improve compatibility with surrounding areas. In addition to industrial uses, limited commercial uses, parking facilities, institutional and public uses and public services and utilities are allowed.

550.20. District names.

The Industrial District names are:

- 11 Light Industrial District
- 12 Medium Industrial District
- 13 General Industrial District

550.30. Principal uses for the industrial districts.

(a) *In general.* Table 550-1, Principal Uses in the Industrial Districts, lists all permitted and conditional uses allowed in the industrial districts.

- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.
- (e) *Specific development standards.* Permitted and conditional uses specified with a "check" under the Specific

Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

- (f) **General use categories.** Table 550-1 employs general use categories for some types of industrial uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 550-1 and if not determined to be within another less restrictive general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

- (1) **Light industrial uses.** Light industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which have little or no adverse effect on surrounding properties. Light industrial uses generally do not include processing of raw materials or production of primary materials. Light industrial uses include, but are not limited to, the production or processing of the following:

- a. Apparel and other finished products made from fabrics.
- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories.
- d. Fabricated leather products such as shoes, belts and luggage, except no tanning of hides.
- e. Furniture and fixtures, except no metal working.
- f. Household appliances and components, except no metal working.
- g. Measuring, analyzing, and controlling instruments.
- h. Medical and optical goods and technology.
- i. Musical instruments.
- j. Novelty items, pens, pencils, and buttons.
- k. Office and commercial equipment, except no metal working.
- l. Paper and paperboard products, except no pulp, paper or paperboard mills.
- m. Pharmaceuticals, health and beauty products.
- n. Precision machined products, including jewelry.
- o. Printing and publishing, including distribution.
- p. Signs, including electric and neon signs.
- q. Sporting and athletic goods.
- r. Telecommunications products.

- (2) **Medium industrial uses.** Medium industrial uses include metal working, glass and other uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than light industrial uses and which may have an adverse effect on surrounding properties. Medium industrial uses may include processing of raw materials or production of primary materials. Medium industrial uses include, but are not limited to, the production or processing of the following:

- a. Electrical equipment such as motors and generators, lighting, wiring, and transmission and distribution equipment.
- b. Fabricated metal products such as cans and shipping containers, cutlery, hand tools and general hardware.
- c. Fabricated plastic and rubber products, except tires and inner tubes.
- d. Glass and glass products, ceramics, and china and earthenware such as dishes and kitchenware.
- e. Gypsum, drywall and plaster products.
- f. Latex paints.
- g. Lumber and wood products, including plywood.
- h. Machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
- i. Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
- j. Screw machine products such as bolts, nuts, screws, and washers.
- k. Textiles and fabrics.
- l. Transportation equipment.

- (3) **General industrial uses.** General industrial uses include high impact and outdoor uses which are likely to

have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials and production of primary materials. General industrial uses include, but are not limited to, the production or processing of the following:

- a. Asphalt, paving and roofing materials.
- b. Battery manufacture and reprocessing.
- c. Chemicals and chemical products including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
- d. Oil-based paints, varnishes, lacquers, and enamels.
- e. Petroleum and coal products, except no mining or extraction.
- f. Plastics and synthetic resins and fibers.
- g. Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
- h. Sand and gravel, except no mining or extraction.
- i. Stone, clay and concrete products such as cement, bricks, tile and concrete blocks.
- j. Tanned hides and leather.
- k. Tires and inner tubes.

Table 550-1 Principal Uses in the Industrial Districts

P = Permitted C = Conditional Use Permit Blank = prohibition

Use	1	2	3	Specific Development Standards
Industrial Uses				
Generalized Use Categories				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
Specific Industrial Uses				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓
Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self service storage	P	P	P	
Urban farm	P	P		✓
Wholesaling, warehousing and distribution	P	P	P	
Planned Unit Development	C	C	C	✓
Commercial Uses				
Retail Sales and Services				
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓

Farmers' market	P	P		✓
Liquor store, off-sale	C	C		✓
Motorized scooter sales	P	P	P	
Neighborhood electric vehicle sales	P	P	P	
Office supply sales and service	P	P		
Photocopying	P	P		
Offices	P	P	P	
Automobile Services				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓
Automobile sales	C	C	C	✓
Car wash	C	C	C	✓
Food and Beverages				
Catering	P	P		
Coffee shop, with limited entertainment	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages with general entertainment	P	P		✓
Commercial Recreation, Entertainment and Lodging				
Indoor recreation area	P	P		✓
Hotel	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Sports and health facility	P			
Medical Facilities				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
Transportation				
Ambulance service	C	C	C	
Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓
Motor vehicle storage lot		C	C	
Package delivery service	C	C	C	✓
Railroad switching yards and freight terminal			C	✓
Taxicab service	C	C	C	✓
Towing service		C	C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	C	C	C	
Waste hauler		C	C	✓
PARKING FACILITIES				
Parking facility	C	C	C	
Institutional and Public Uses				
Educational Facilities				
School, vocational or business	P	P	P	✓
Social, Cultural, Charitable, and Recreational Facilities				

Athletic field	P	P	P	✓
Club or lodge, with general entertainment	P	P		
Community center	P	P		✓
Community garden	P	P		✓
Development achievement center	P	P		
Educational arts center	P	P		
Mission	C	C	C	✓
Park	P	P	P	
Religious Institutions				
Place of assembly	P	P		
RESIDENTIAL USES				
Community correctional facility serving up to thirty-two (32) persons	C	C	C	✓
PUBLIC SERVICES AND UTILITIES				
Animal shelter	C	C	C	✓
Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Electricity generation plant, hydroelectric	C	C	C	✓
Electricity generation plant, non-nuclear			C	✓
Fire station	C	C	C	
Garage for public vehicles	C	C	C	
Heating or cooling facility	C	C	C	
Mounted patrol stable	C	C	C	✓
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office	C	C	C	
Railroad right-of-way	C	C	C	
River freight terminal			C	
Stormwater retention pond	C	C	C	
Street and equipment maintenance facility	C	C	C	
Vehicle emission testing station	C	C	C	
Waste transfer or disposal facility			C	✓
Water pumping and filtration facility	C	C	C	

(2000-Or-047, § 1, 5-19-2000; 2003-Or-136, § 1, 11-7-03; 2006-Or-091, § 1, 7-21-06; 2009-Or-037, § 1, 4-24-09; 2009-Or-090, § 1, 8-28-09; 2009-Or-096, § 1, 9-18-09; 2010-Or-058, § 1, 5-28-10; 2010-Or-110, § 1, 12-10-2010; 2012-Or-027, § 1, 3-30-2012; 2013-Or-097, § 1, 11-12-2013)

550.40. Accessory uses and structures.

Accessory uses and structures shall comply with the provisions of Chapter 537, Accessory Uses and Structures.

550.50. Retail sales, service and repair.

Retail sales, service and repair shall be prohibited in all the industrial districts except where specifically listed in Table 550-1, Principal Uses in the Industrial Districts, or where such activity is accessory to the principal use allowed.

550.60. Residential uses prohibited.

Residential uses shall be prohibited in all industrial districts, except for caretaker's quarters and dwelling units allowed pursuant to Chapter 551, Overlay Districts, and certain community correctional facilities as governed by this chapter.

550.70. Community correctional facilities.

(a) *Restricted locations.* Community correctional facilities or any residential program whose primary purpose is to treat

persons who have violated criminal statutes or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes, except those relating to sex offenses, shall be prohibited within three hundred (300) feet of any zoning district other than an industrial district, including an Industrial Living Overlay District.

- (b) *Prohibited facilities.* Community correctional facilities or any residential program whose primary purpose is to treat persons who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall be prohibited.

550.80. Enclosed building requirement.

All production, processing, storage, sales, display or other business activity in the industrial districts shall be conducted within a completely enclosed building, except as otherwise provided in each industrial district.

550.90. Reserved.

Editor's note—

Ord. No. 2011-Or-036, § 1, adopted April 1, 2011, repealed § 550.90, which pertained to hours open to the public. See also the Code Comparative Table.

550.100. Parking and loading requirements.

Parking and loading requirements for uses in the industrial districts shall be as set forth in Chapter 541, Off-Street Parking and Loading.

550.110. Truck and commercial motor vehicle parking.

(a) *In general.* Regulations governing the outdoor parking of trucks and other commercial motor vehicles shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities or to the temporary use of vehicles during construction. Outdoor storage of motorized equipment other than motor vehicles in operable condition shall be limited to areas where outdoor storage is allowed.

- (b) *Parking within one hundred (100) feet of a residence or office residence district boundary.* Outdoor parking of trucks and other commercial vehicles shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight when located within one hundred (100) feet of a residence or office residence district boundary.

- (1) *Increasing weight.* The gross vehicle weight limitation for trucks and other commercial vehicles parked within one hundred (100) feet of a residence or office residence district boundary may be increased by conditional use permit, as provided in Chapter 525, Administration and Enforcement. Preference may be given to applications for conditional use permit approval which limit parking to single rear axle vehicles of not more than thirty-three thousand (33,000) pounds gross vehicle weight and which exclude truck tractors or semitrailers. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining gross vehicle weight limitations:

- a. Number and size of vehicles to be parked.
- b. Proximity of parking area to residential uses.
- c. Screening and landscaping of parking area.
- d. Location of truck routes and amount of truck traffic.

- (c) *Required screening.* All outdoor parking of trucks and other commercial vehicles shall be screened from view as required by this zoning ordinance.

- (d) *Parking more than one hundred (100) feet from a residence or office residence district boundary.* There shall be no limit on the size of trucks and other commercial vehicles parked more than one hundred (100) feet from a residence or office residence district boundary.

550.120. Signs.

Sign requirements for uses in the industrial districts shall be as specified in Chapter 543, On-Premise Signs.

550.130. Height.

Except for communication antennas otherwise allowed by administrative review in Chapter 535, Regulations of General Applicability, the maximum height of all principal structures located in the industrial districts shall be four (4) stories or fifty-six

(56) feet, whichever is less. Parapets not exceeding three (3) feet in height shall be exempt from such limitations, except where located on single or two-family dwellings or cluster developments.

550.140. Increasing maximum height.

The height limitations of principal structures located in the industrial districts may be increased by conditional use permit, subject to the standards of Chapter 525, Administration and Enforcement. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

(2011-Or-013, § 1.2-11-11)

550.150. Lot dimension and building bulk requirements.

(a) *Maximum floor area ratio.* The maximum floor area ratio for all structures located in the industrial districts shall be two and seven-tenths (2.7). The maximum floor area ratio (F.A.R.) may not be attainable without obtaining conditional use permit approval for increasing maximum height.

(b) *Minimum lot dimension requirements.* There shall be no minimum lot dimension requirements for uses located in the industrial districts except as specified in Table 550-2, Lot Dimension Requirements in the Industrial Districts.

Table 550-2 Lot Dimension Requirements in the Industrial Districts

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
INDUSTRIAL USES		
Planned Unit Development	1 acre	None
COMMERCIAL USES		
Retail Sales and Services		
With drive-through facility	12,000	100
Automobile Services		
With car wash or fuel pump	12,000	100
Automobile sales	12,000	100
Food and Beverages		
With drive-through facility	12,000	100
Transportation	12,000	100
PARKING FACILITIES	5,000	40
RESIDENTIAL USES		
Community correctional facility	5,000 or 750 sq. ft. per rooming unit, whichever is greater	40
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P	As approved by C.U.P

(2009-Or-090 § 2.8-28-09)

550.160. Yard requirements.

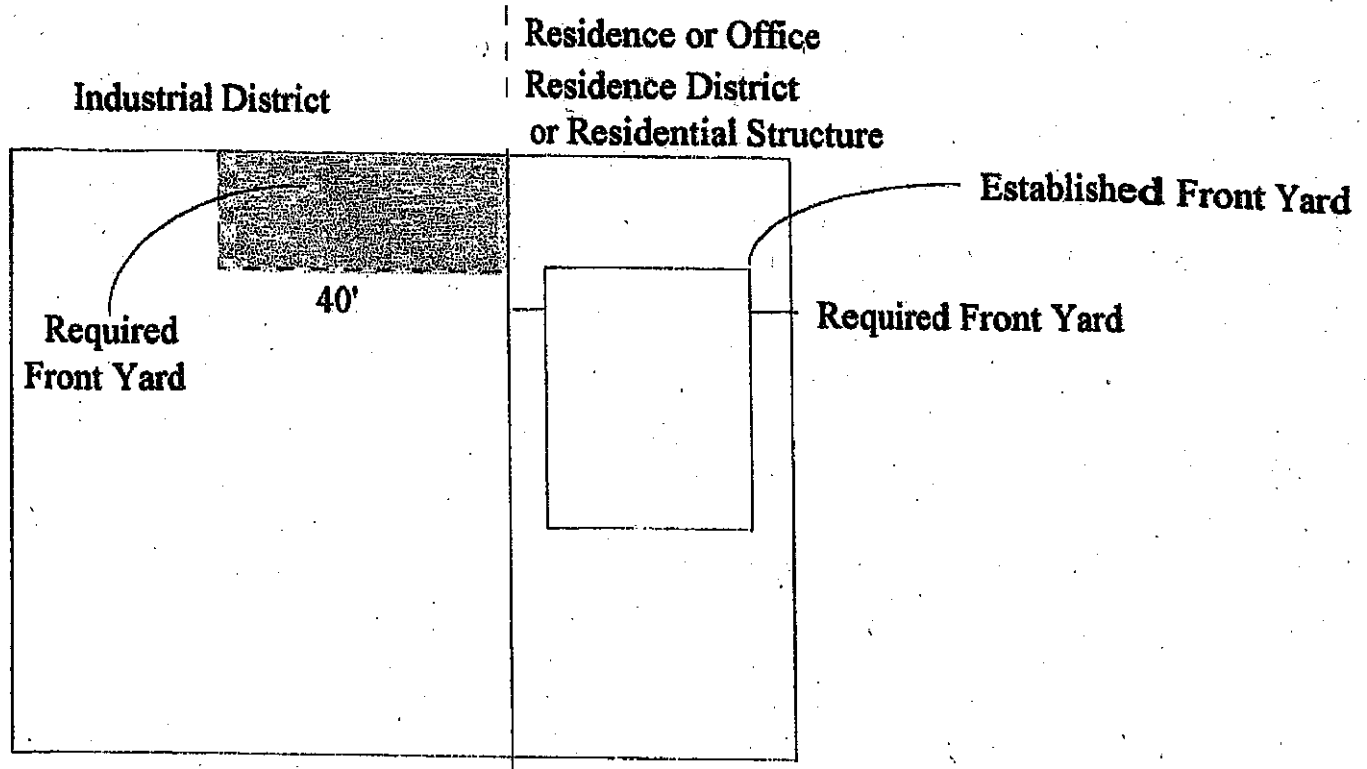
(a) *In general.* Unless subject to the provisions of sections (b) and (c) below, uses located in the industrial districts shall not be subject to minimum yard requirements.

(b) *Industrial districts near residence and office residence districts or residential structures.*

- (1) *Front yard requirements.* Where a street frontage includes property zoned as a residence or office residence district and property zoned as an industrial district, or where a street frontage includes structures used for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided in the industrial district for the first forty (40) feet from such

residence or office residence district boundary or residential property.

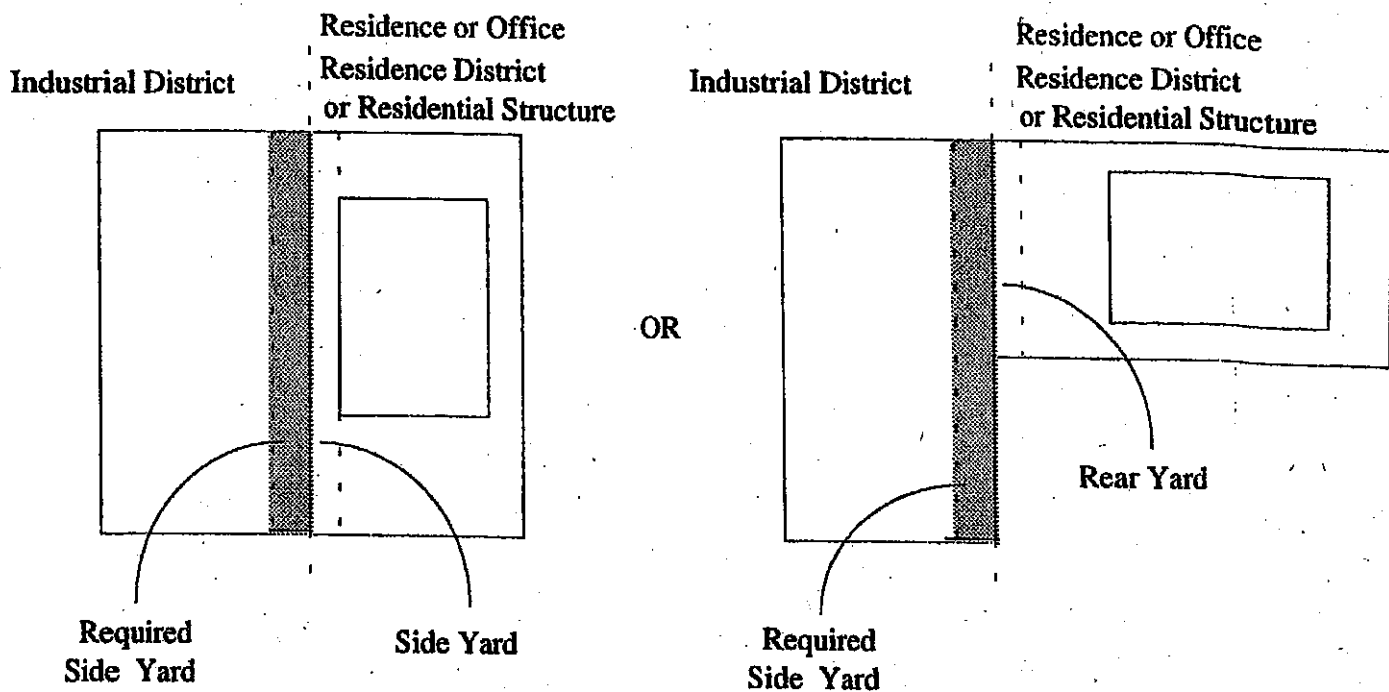
Front Yard Requirement



Industrial Districts: Front Yard Requirement

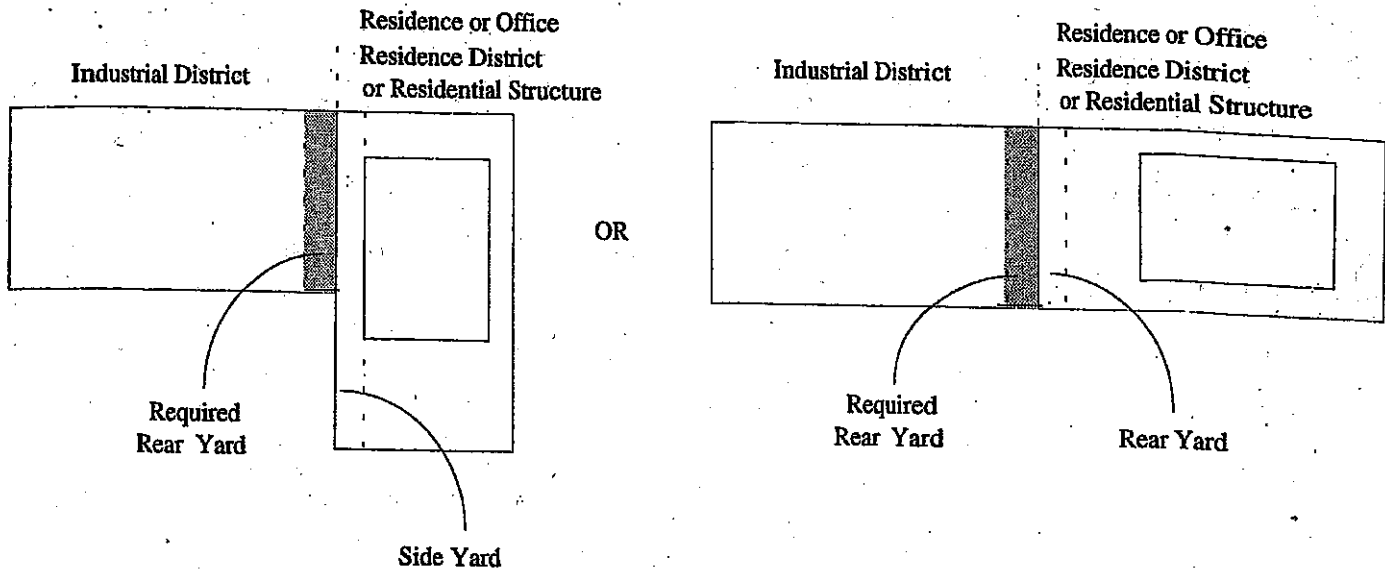
- (2) *Side yard requirements.* Where a side lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such side lot line.

Side Yard Requirements

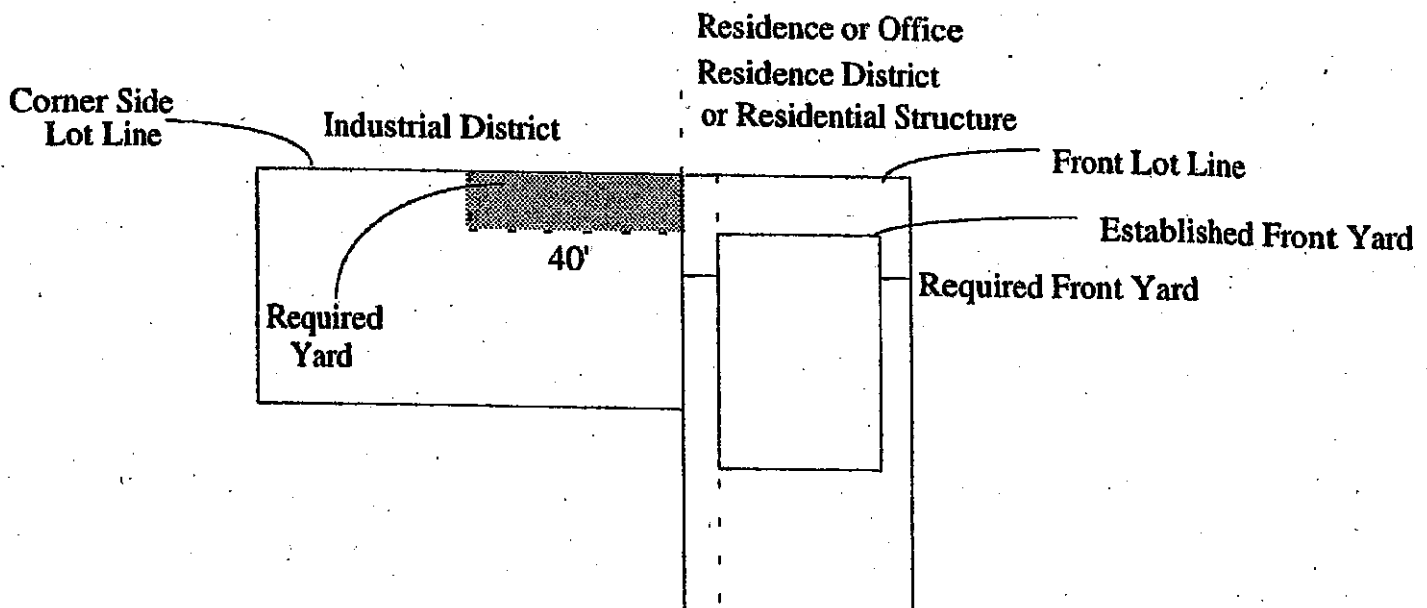


Industrial Districts: Side Yard Requirements

- (3) **Rear yard requirements.** Where a rear lot line abuts a side or rear lot line in a residence or office residence district, or abuts a side or rear lot line of a structure used for permitted or conditional residential purposes, a yard equal to the minimum side yard that would be required for a conditional use on the abutting residential lot shall be provided along such rear lot line.

Rear Yard Requirements**Industrial Districts: Rear Yard Requirements**

- (4) **Reverse corner side yard requirements.** Where the extension of a corner side lot line coincides with a front lot line in an adjacent residence or office residence district, or with a front lot line of a structure used for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such residence or office residence district or the established front yard of such residential structure shall be provided along such side lot line for the first forty (40) feet from such residence or office residence district boundary or residential property.

Reverse Corner Side Yard Requirements**Industrial Districts: Reverse Corner Side Yard Requirements**

- (c) *Side yard and rear yard requirements for residential uses and hotels.* Unless subject to a greater yard requirement in section (b) above, or in Chapter 535, Regulations of General Applicability, residential uses and hotels containing windows facing an interior side yard or rear yard shall provide an interior side yard or rear yard of at least five (5) feet plus two (2) feet for each story above the first floor provided that this section (c) shall not require a minimum interior side yard or rear yard greater than fifteen (15) feet.

(2000-Or-047, § 1, 5-19-00; 2005-Or-108, § 1, 11-4-05)

550.170. Landscaped yards for nonresidential uses.

Required yards for nonresidential uses shall be landscaped as specified in Chapter 530, Site Plan Review. Notwithstanding the obstructions permitted in Chapter 535, Regulations of General Applicability, required interior side yards shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed. Where a rear yard abuts a required side yard, such rear yard shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed.

550.180. Compliance with performance standards.

All uses in the industrial districts shall comply with all general performance standards contained in Chapter 535, Regulations of General Applicability, and with all other applicable regulations or law.